

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (we) hereby certify that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed: 9-11-11

Owners Signature: Wanda Fitzpatrick

Date Signed: _____

Owners Signature: _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Subdivision Survey as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

Date Signed: 7-5-11

Surveyor's Signature: RLS # 762

CERTIFICATE OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed: 8-16-11

Director of Public Works: Guy Brown

CERTIFICATE OF EXISTING FIRE HYDRANTS

I hereby certify that the fire hydrants shown on this plat are in place and adequately serve the lots shown hereon.

Date Signed: 5-16-11

Cookeville Fire Chief: Roger Tugue

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

1) No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.

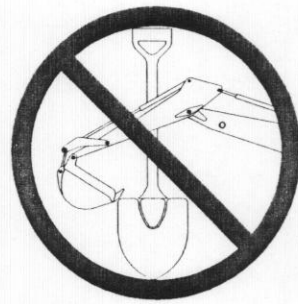
2) No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.

3) All driveways, entrances, curb cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.

4) The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

TENNESSEE ONE CALL

UTILITIES PROTECTION CENTER



IN
TENNESSEE
CALL

1-800-351-1111
OR 811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

CERTIFICATE OF EXISTING WATER AND/OR SEWER LINES

I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon. *See Sewer Note Below*

Date Signed: 9/15/11

Director of Dept. of Water Quality Control: Tim Kelly
or Water Utility District Representative

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville electric Department.

Date Signed: 8/16/11

Director of Cookeville Electric Dept.: Joseph A. Peck

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Date Signed: 8-17-11

Director of Planning: James Hall

Date Signed: 8-17-11

Secretary, Cookeville Municipal Planning Commission: Jayne Burt

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

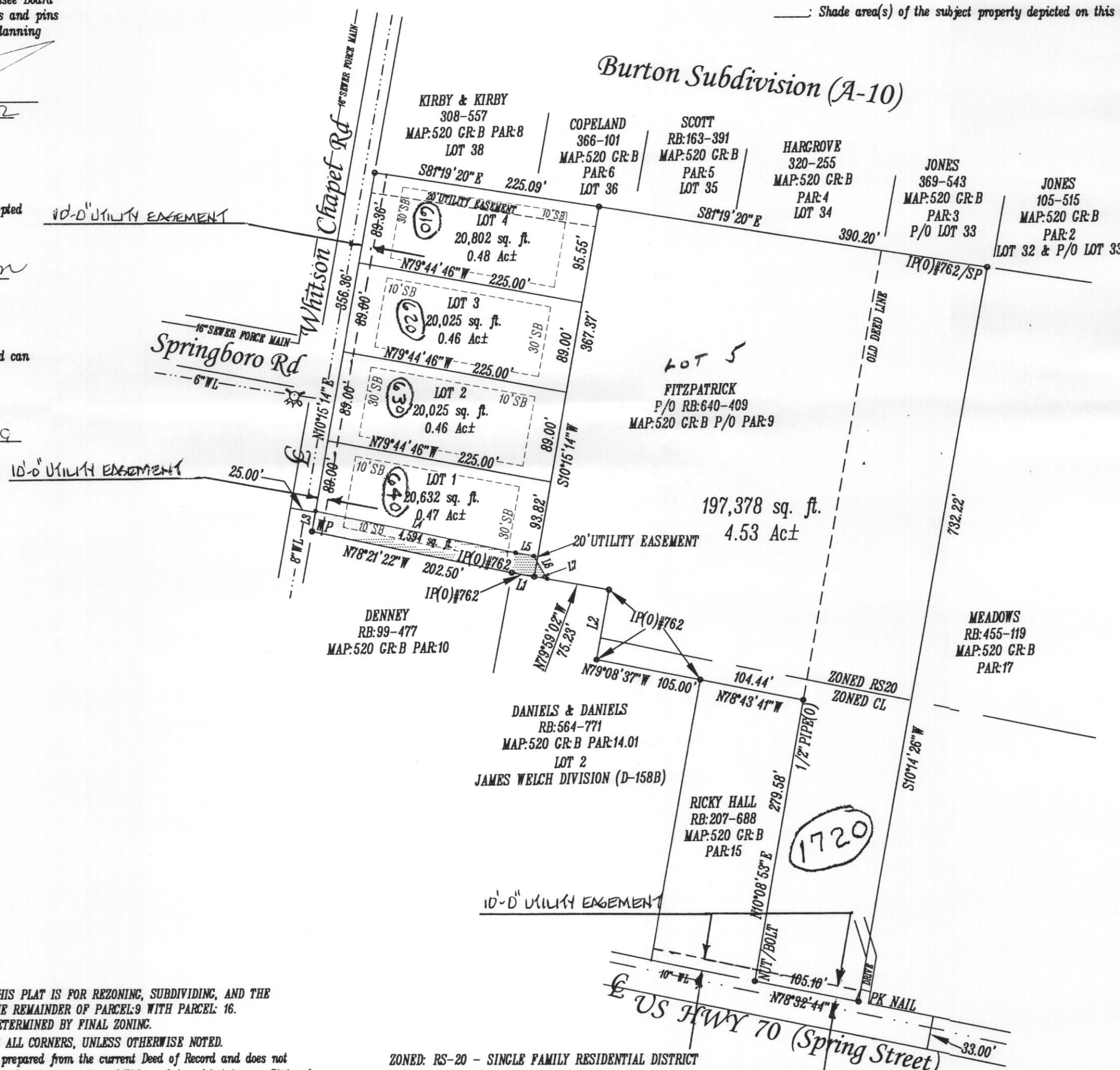
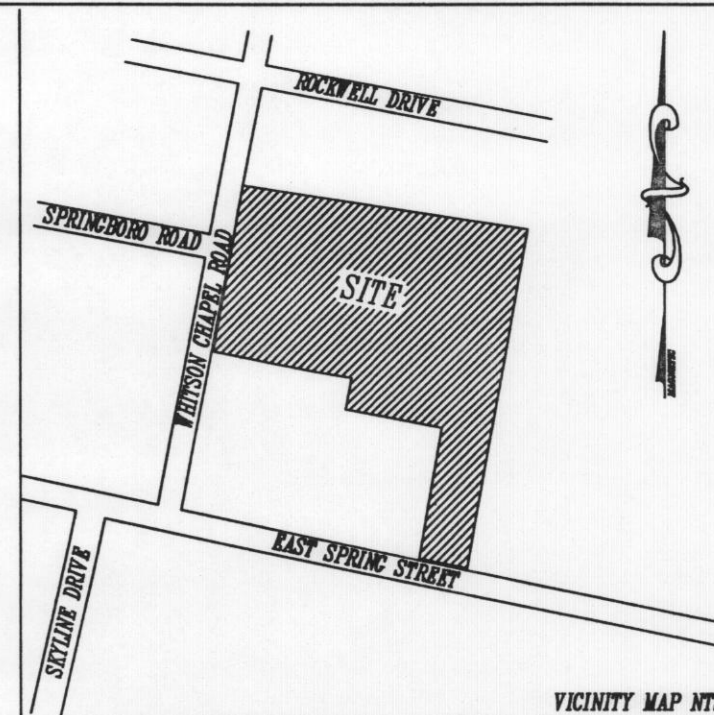
According to FEMA FIRM # 47141C0140D, Dated MAY 16, 2007

Check One:

☒ No Areas of the subject property depicted on this plat are in a SFHA

☐ All of the subject property depicted on this plat is in SFHA

☐ Shade area(s) of the subject property depicted on this plat are in a SFHA.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.



BARTLETT SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501 (931-526-9000)

Sanitary sewer is being installed to these lots by the City of Cookeville as part of the McCulley Rd Sanitary Sewer Project, Phase 2. No building permit will be issued until that project has progressed to a point acceptable by the City (estimated November 2011) or until a septic system permit is obtained.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79°59'02"W	22.56'
L2	N10°16'15"E	69.70'
L3	N10°15'14"E	20.01'
L4	S78°21'22"E	202.70'
L5	S79°59'02"E	18.57'
L6	S29°55'56"E	26.09'
L7	N79°59'02"W	13.04'

FINAL PLAT FOR	
Fitzpatrick Division	
PRESENTED TO THE CITY OF COOKEVILLE PLANNING COMMISSION	
DEVELOPER: WANDA FITZPATRICK	SURVEYOR: BARTLETT SURVEYING
ADDRESS: 644 WHITSON CHAPEL RD	ADDRESS: 214 EAST STEVENS ST
COOKEVILLE, TN 38506	COOKEVILLE, TN 38501
TELEPHONE: (931) 526-3431	TELEPHONE: (931) 526-9000
P/L RD BK:640 PG:409	TAX MAP:52°0' GR:B PARCEL:9
P/O DD BK:212 PG:417	TAX MAP:52°0' GR:B PARCEL:16
1st CIVIL DISTRICT	PUTNAM COUNTY, TN
SCALE: 1"=100'	DATE: 07/05/2011
DRAWING #2011-119 C	ACREAGE SUBDIVIDED: 6.40±
	NUMBER OF LOTS: 5